

February 28, 2019 Planning Board/Board of Adjustment Minutes

Mr. Ford called the Meeting of the Union Township Planning Board/Board of Adjustment to order at 7:00 p.m.

Members Present: Mr. Mazza, Mr. Stothoff, Mr. Nace, Mr. Eschbach, Mr. Kastrud, Mr. Neary, Mr. Dix, Mr. Pettitt, Mr. Ford

Board Professionals Present: Atty. Mark Anderson, Robert Clerico, Andrea Malcolm

Members Absent: Mr. Kirkpatrick

Others Present:

Hunterdon Realty Holdings LLC: Atty. Henry Kent-Smith

Natalizio: No one present

Open Public Meetings Act Notice: I would like to have placed in the minutes that the Open Public Meeting Requirements of Law have been satisfied by our notices dated January 17, 2019, as published in the Hunterdon County Democrat and January 16, 2019, as published in the Courier News. A copy of the notice has also been posted on the Township Website, the Bulletin Board in the Municipal Building and a copy has been filed with the Municipal Clerk.

Approval of Minutes: Mr. Mazza made a motion to approve the minutes of the December 6, 2018 meeting. Mr. Stothoff seconded the motion.

Vote: Ayes: Mr. Stothoff, Mr. Nace, Mr. Kastrud, Mr. Neary, Mr. Ford

Abstain: Mr. Mazza, Mr. Eschbach, Mr. Dix, Mr. Pettitt

Quick Chek Corporation: Block 22, Lots 39, 40 & 41, 170 & 172 Perryville Road: Preliminary & Final Major Site Plan, Minor Subdivision: Use & Bulk Variance – Mr. Ford announced the Hearing was carried to March 28, 2019, with no further notice.

Mr. Ford announced a change in the order of the agenda. Hunterdon Realty Holdings LLC: would be heard prior to the Natalizio matter.

Issue of Completeness: Hunterdon Realty Holdings, LLC: Block 12, Lot 1.04, 96 State Route 173 West: Certification of Valid Pre-Existing Non-Conforming Use, or in the Alternative a Use Variance: Mr. Ford referenced Mr. Clerico's letter dated February 26, 2019 recommending the Board grant several waivers and deem the application complete. Atty. Henry Kent-Smith was present on behalf of applicant. Mr. Ford asked Atty. Kent-Smith if applicant would be prepared to Notice the Hearing for the March 14, 2019 Board meeting. Mr. Kent-Smith replied in the affirmative.

Mr. Ford asked for Comments/Questions from the Public. There was none. He asked for a motion.

Motion: Mr. Eschbach made the motion to deem the application complete. Mr. Kastrud seconded the motion.

Vote: Ayes: Mr. Eschbach, Mr. Kastrud, Mr. Mazza, Mr. Stothoff, Mr. Nace, Mr. Neary, Mr. Dix, MR. Petitt, Mr. Ford

Natalizio: Block 29.04, Lot 18, 6 Groom road: Amendment to Major Subdivision: Mr. Ford referenced Mr. Clerico's letter dated February 19, 2019 recommending the Board deem the application complete.

Mr. Ford asked for a motion.

Motion: Mr. Kastrud made a motion to deem the application complete. Mr. Nace seconded the motion.

Vote: Ayes: Mr. Kastrud, Mr. Nace, Mr. Mazza, Mr. Stothoff, Mr. Eschbach, Mr. Neary, Mr. Petitt, Mr. Ford Abstain: Mr. Dix

The Hearing is scheduled for the March 14, 2019 Board meeting.

Comments from the Public/Other Discussion: Bryna Elder, 580 Main Street Pattenburg, asked about the Overlay District and the Master Plan. Mr. Ford advised Ms. Elder to review the minutes of the November 8, 2019 Meeting.

Motion to Adjourn: Mr. Mazza made a motion to adjourn at 7:15 p.m. Mr. Stothoff seconded the motion.

Vote: All Ayes, No Nays, Motion Carried

Grace A. Kocher, Secretary